


STATE OF ALABAMA)

COUNTY OF SHELBY)


20151103000383000 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
11/03/2015 04:01:13 PM FILED/CERT

FORECLOSURE DEED

KNOWN ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore on, to-wit, **05/07/2009, THOMAS WARREN SMITH AKA THOMAS W. SMITH AS SURVIVING GRANTEE, A SINGLE MAN**, as Mortgagors, executed a Real Estate Mortgage on the property hereinafter described to **WORLD ALLIANCE FINANCIAL CORP.** which is recorded as Instrument Number 20090519000188300, in the Office of the Judge of Probate, SHELBY County, Alabama on 05/19/2009 and subsequently assigned to REVERSE MORTGAGE SOLUTIONS, INC. and recorded as Instrument Number 20100917000305060 on 09/17/2010, and,

WHEREAS, in and by said Real Estate Mortgage, the said Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of said County, giving notice of the time, place and terms of said sale in some newspaper published in said County, by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said Real Estate Mortgage provided that in case of sale under the power and authority contained in same, the said Mortgagee, or any person conducting said sale for the Mortgagee, was authorized to execute title to the purchaser at said sale; and it was further provided in and by said Real Estate Mortgage that the said Mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said Real Estate Mortgage, and the said Mortgagee did declare all of the indebtedness secured by said Real Estate Mortgage due and payable and said Real Estate Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Real Estate Mortgage in the **SHELBY COUNTY REPORTER**, a newspaper published in SHELBY County, in its issues of **10/07/2015, 10/14/2015, and 10/21/2015**; and,

WHEREAS, on **10/28/2015**, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and the said Mortgagee did offer for sale and sell at public outcry in front of the door of the Courthouse of SHELBY County, Alabama, the property hereinafter described; and,

WHEREAS, Reed Hudson, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Mortgagee; and,

WHEREAS, the highest and best bid for the property described in the aforementioned Real Estate Mortgage was the bid of **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, in the amount of **\$35,280.00**, which sum of money the said Mortgagee offered to credit on the

indebtedness secured by said Real Estate Mortgage and said property was thereupon sold to the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION**;

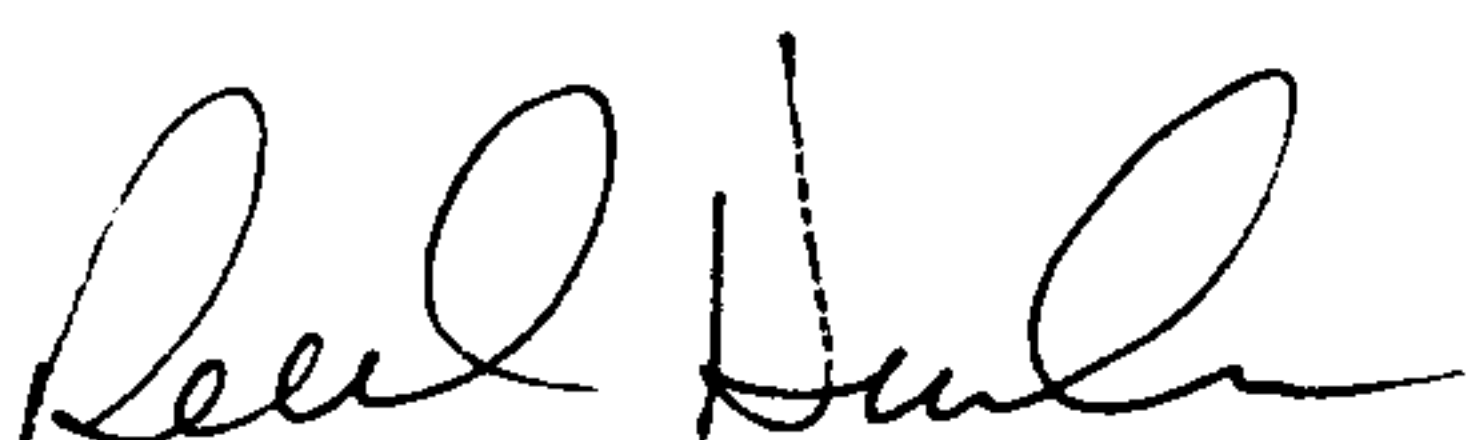
NOW THEREFORE, in consideration of the premises and of a credit in the amount of **\$35,280.00** on the indebtedness secured by said Real Estate Mortgage, the said Mortgagee by and through Reed Hudson, as Auctioneer conducting said sale and as Attorney-in-Fact for said Mortgagee, and the said Reed Hudson, , as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, the following described real property situated in SHELBY, Alabama, to-wit:


LOT 5, IN BLOCK 1, OF W.J. MAXWELL SUBDIVISION MADE IN NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT A POINT ON SOUTH BOUNDARY LINE OF MAXWELL STREET 409.10 FEET WEST OF CENTERLINE OF NORTH BOUND TRACKS OF LOUISVILLE AND NASHVILLE RAILROAD AND RUNNING SOUTHWARD AT RIGHT ANGLES TO SAID MAXWELL STREET 100 FEET; THENCE WESTWARD 50 FEET; THENCE NORTHWARD 100 FEET; THENCE EASTWARD ALONG SAID MAXWELL STREET 50 FEET TO POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Mortgagee has caused this instrument to be executed by and through Reed Hudson, as Auctioneer conducting this said sale and as Attorney-in-Fact, and Reed Hudson, as Auctioneer conducting said sale, has hereto set his hand and seal on this, the 28th day of OCTOBER, 2015.


_____, as Auctioneer
and Attorney-in-Fact


_____, as Auctioneer
Conducting said Sale


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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Reed Hudson, whose name as Auctioneer and Attorney-in-Fact for **REVERSE MORTGAGE SOLUTIONS, INC.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as said Auctioneer and Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this, the 3rd day of Nov., 2015.

Charity R Hogg
NOTARY PUBLIC, STATE OF
ALABAMA AT LARGE

My Commission Expires: 3-31-2016

THIS INSTRUMENT WAS PREPARED BY, DUMAS AND MCPHAIL, L.L.C., 126 GOVERNMENT STREET, MOBILE, ALABAMA 36602.

**Send Tax Notice To:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O REVERSE MORTGAGE SOLUTIONS, INC.
2727 SPRING CREEK DRIVE
SPRING, TX 77373**



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Real Estate Sales Validation Form

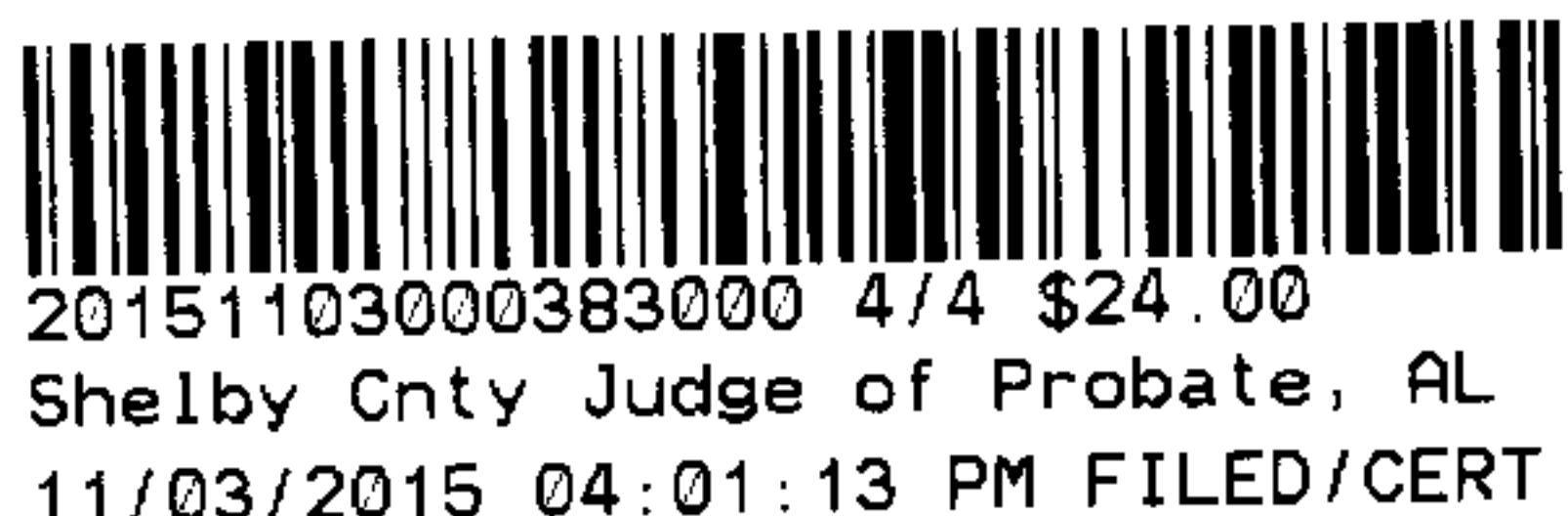
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Thomas W. Smith
Mailing Address 135 2nd Avenue SW
Alabaster, AL 35007

Grantee's Name Federal National Mortgage Associatio
Mailing Address c/o Reverse Mortgage Solutions, Inc.
2727 Spring Creek Drive
Spring, TX 77373

Property Address 135 2nd Avenue SW
Alabaster, AL 35007

Date of Sale 10/28/2015
Total Purchase Price \$ 35,280.00



or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Bid amount at foreclosure sale |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print _____

____ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1